

14 Hillmead Langford BS40 5HA

£499,950

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RESIDENTIAL SALES





**Property Type**

House - Detached



**How Big**

1729.70 sq ft



**Bedrooms**

4



**Reception Rooms**

5



**Bathrooms**

2



**Warmth**

Gas Central Heating



**Parking**

Off street & garage



**Outside**

Front & Rear



**EPC Rating**

D



**Council Tax Band**

E



**Construction**

Traditional



**Tenure**

Freehold

Tucked away at the end of a quiet cul de sac in a sought after family location, 14 Hillmead is within easy walking distance of local schools and village amenities, this much loved home offers the ideal setting for growing families. Owned and carefully maintained by the same family for over 40 years, this is a home that has truly been lived in and loved and is ready to welcome its next chapter. The front door opens into a bright and welcoming hallway, giving access to a downstairs shower room and separate WC, ideal for busy mornings, muddy boots or visiting guests. The generous sitting room provides plenty of space for everyone to relax together, with doors opening into the conservatory and lovely views over the garden. These connected spaces create a fantastic layout for family and social gatherings, or simply keeping an eye on the children while enjoying everyday life. The kitchen offers a range of fitted units and plenty of space for a table, while a glazed door leads through to the dining room and conservatory, offering flexible dining and entertaining options. From the kitchen, there is access to a versatile playroom/study ideal as a children's playroom, teenage den, or home office which leads through to the utility room. From here, there is access to both the integral garage and the garden. Upstairs, the property offers four bedrooms, giving flexibility for siblings, guests, or a dedicated home workspace. The principal bedroom benefits from built-in wardrobes, and all bedrooms are served by a family bathroom. The property sits on a generous corner plot with a large driveway to the front, providing parking for several vehicles, ideal for multi car household, along with access to the integral garage.

The rear garden is a true highlight with a large lawned area perfect for children to play safely, raised beds for growing vegetables, and a patio which is ideal for summer barbecues and al fresco dining, offering something for every age group. The mature planting and charming wisteria covered pagoda creates a peaceful backdrop to get away from busy family life.

Homes in this quiet, family friendly location rarely become available especially ones that have been so well cared for over the decades. Early viewing is highly recommended to appreciate the space, flexibility, and long term potential this wonderful family home provides. Langford is ideally located to access the Mendip Hills, giving you easy access to this area of outstanding natural beauty. The village itself offers a range of amenities, including local shops, doctors surgery, cosy village public houses and a highly regarded secondary school. It also offers good connections for those commuting to Bristol or Weston-super-Mare, being situated just off of the A38, and also just a short drive to Bristol International Airport and Yatton's mainline railway station.







## The perfect long term family home in a peaceful cul de sac in Langford.



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



## About this property

TENURE  
Freehold

UTILITIES  
Mains electric  
Mains gas  
Mains water  
Mains drainage

HEATING  
Gas fired central heating

BROADBAND  
Ultrafast broadband is available with the highest available download speed 1000 Mbps and the highest available upload speed 1000 Mbps.

This information is sourced via [checker.ofcom.org.uk](https://www.checker.ofcom.org.uk), we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of knowledge.



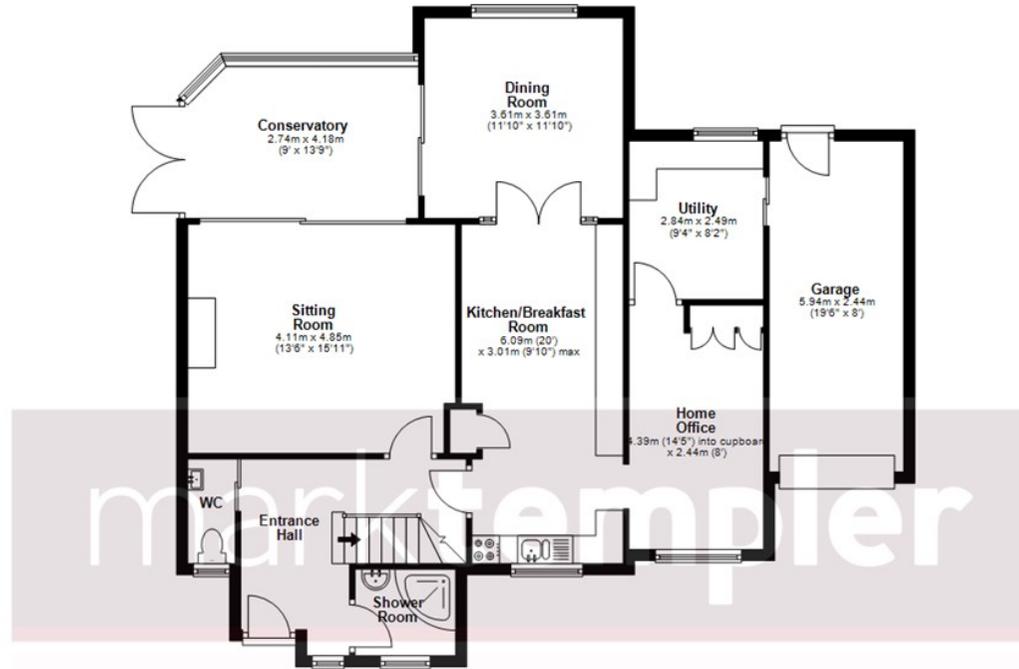
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### Ground Floor

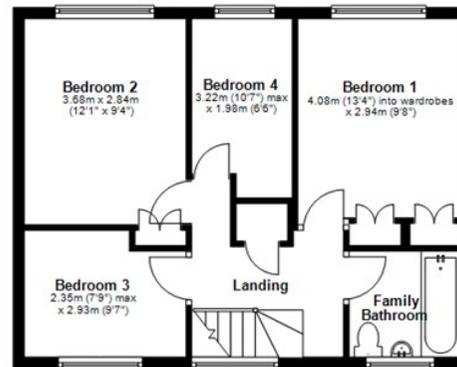
Approx. 111.9sq. metres (1204.4 sq. feet)



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### First Floor

Approx. 48.8 sq. metres (525.2 sq. feet)



Total area: approx. 160.7 sq. metres (1729.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.